

UNAPPROVED MINUTES
PLANNING COMMISSION

March 11, 2015

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers, City Hall, 114 North Broad Street, at 7:00 p.m., on March 11, 2015, there being present the following members of said Commission, to wit: Vicki G. Daulton, Jimmy W. Robertson, Samuel R. Carter, III, and Denise P. King (Bruce N. Thomasson – absent); with Vicki G. Daulton, Chair, presiding; together with Melinda J. Payne, Director of Planning and Development; William L. Simpson, Jr., Assistant City Engineer; Benjamin W. Tripp, Planner; Judy L. Hough, Planner; Mary Ellen Wines, Deputy Zoning Administrator/ Secretary; and William C. Maxwell, Assistant City Attorney; and the following business was transacted:

ON MOTION MADE BY COMMISSIONER KING, AND DULY CARRIED, due to the absence of the Executive Secretary, Judy L. Hough is hereby appointed Executive Secretary Pro Tem for this meeting of the City of Salem Planning Commission by acclamation.

The February 11, 2015, work session and regular meeting minutes were approved as written.

In re: Hold public hearing to consider the request of Steven P. & Carliss E. Hoback, property owners, and Emory C. Collins Company, Inc., property owner, for rezoning two parcels located at 702 and 708 Roanoke Street (Tax Map #s 142-4-9 & 10) from LM/HM Light Manufacturing/Heavy Manufacturing District (702) and LM Light Manufacturing District (708) with conditions to LM/HM Light Manufacturing/Heavy Manufacturing District and LM Light Manufacturing District

The Executive Secretary Pro Tem reported that this date and time had been set to hold a public hearing to consider the request of Steven P. & Carliss E. Hoback, property owners, and Emory C. Collins Company, Inc., property owner, for rezoning two parcels located at 702 and 708 Roanoke Street (Tax Map #s 142-4-9 & 10) from LM/HM Light Manufacturing/Heavy Manufacturing District (702) and LM Light Manufacturing District (708) with conditions to LM/HM Light Manufacturing/Heavy Manufacturing District and LM Light Manufacturing District; and

WHEREAS, the Executive Secretary Pro Tem further reported that notice of such hearing had been published in the February 26 and March 5, 2015, issues of the Salem

Times Register, and adjoining property owners were notified by letter mailed on March 4, 2015; and

WHEREAS, staff noted the following: the subject properties consist of two parcels located on the southwest corner of Roanoke and Maple Streets; the property at 702 is currently occupied by two commercial buildings, one being used for an automotive repair business and one being used as a warehouse; the property at 708 is being used for storage and parking for the business, Emory C. Collins Company Inc.; this request is to rezone a portion of both properties to remove conditions from a previous rezoning in 1986; the first condition states the property will be developed in substantial conformance to the site plan submitted at the September 10, 1986, Planning Commission meeting; the second condition states the property will only be used for an office and equipment storage yard for a paving company; a copy of the ordinance and a map showing the area to be rezoned, which is outlined in red, are attached; the property owners would like to use their properties for any permitted use in the LM and HM zoning designations; and

WHEREAS, Mary Ellen Wines, Deputy Zoning Administrator/Secretary noted that Mr. Vaught, lessee, for Mr. Hoback's property at 702 Roanoke Street, came into the office to get his business license; in doing the research to make sure the business is appropriate for the zoning, it was determined there was a rezoning in 1986 for a portion of this property and also a portion of 708 Roanoke Street; the rezoning was for a paving company, and there were two proffered conditions as part of the request; one of those conditions stated the property would only be used for an office and equipment storage yard for a paving company; so in order to allow any other uses at these addresses, the proffered conditions need to be removed; and

WHEREAS, Steven Hoback of 725 Palmer Avenue, property owner, appeared before the Commission explaining the rezoning request; he noted that there are two buildings on his property, with two different zonings; the building in the rear is currently being used for auto repair; he would like to be able to rent out the other building for auto repair; he has a potential lessee who would like to move his business from Eighth Street to the building at 702; and

WHEREAS, Commissioner King noted when she went by to view the property it appeared that the open lot beside his building has paving equipment located on it; she asked if the property is still being used in some way with paving equipment; Mr. Hoback

noted that Mr. Collins would have to answer her question because that is part of his property; the fence divides the two properties; he noted that Mr. Collins' business is more construction related, and there is no paving or asphalt equipment on his property; Mrs. King asked if the equipment that is there, could it be considered a junk yard situation; and Mr. Hoback noted that it was not; and

WHEREAS, Commissioner Carter noted that he had worked for Sawyer Paving for 41 years, and he knows the Hoback and Collins names are very well known; he also went by to view the properties, and there was one thing that did not set very well with him, the way the vehicles were parked in front of the 702 building; they seem to be sticking out into the right of way of the street; he noted he thought this situation needed to be corrected; Mr. Hoback noted he has those same concerns, and he will address the situation when he presents a lease to the lessee; and

WHEREAS, Chair Daulton asked if the auto repair business that is currently located there belongs to him or to the gentleman he intends to lease the property to; Mr. Hoback noted that the vehicles are overflow from Valley Auto Repair, which is located in the building in the back on Maple Street; he noted that Mr. Camper, the owner of Valley Auto Repair is going to have to scale back his operation in order to provide room for the new business which will be locating in the front building; he will have to speak with Mr. Camper about the situation; and

WHEREAS, Commissioner King asked if he was referring to the building at 415 Maple Street, and Mr. Hoback noted that this was correct; and

WHEREAS, Chair Daulton asked staff about the regulations for parking if the number of cars that are there now are in violation; Mrs. Wines noted that it is not a specific number of cars but it is based on the number of spaces required per employee plus the repair; she further noted that she had not calculated the number of spaces, but it does not appear, if situated properly, that they would have a parking issue; there was further discussion regarding the parking for the two buildings; Mr. Hoback noted that he is going to have to organize it a little better to define the parking for each building; and

WHEREAS, Clayton Collins of Emory Collins Company, property owner, appeared before the Commission in support of the request; he noted that their company does construction excavation, etc., and they do not plan any changes to their property at this time; Chair Daulton asked Commissioner King if Mr. Collins had answered her question about the vehicles stored on the property; Mrs. King noted that he had

addressed the question; Mr. Collins noted that the storage on the property is operating equipment; and

WHEREAS, no other person(s) appeared related to said request;

ON MOTION MADE BY COMMISSIONER CARTER, SECONDED BY COMMISSIONER ROBERTSON, AND DULY CARRIED, the Planning Commission of the City of Salem doth recommend to the Council of the City of Salem that the request of Steven P. & Carliss E. Hoback, property owners, and Emory C. Collins Company, Inc., property owner, for rezoning two parcels located at 702 and 708 Roanoke Street (Tax Map #s 142-4-9 & 10) from LM/HM Light Manufacturing/Heavy Manufacturing District (702) and LM Light Manufacturing District (708) with conditions to LM/HM Light Manufacturing/Heavy Manufacturing District and LM Light Manufacturing District be approved – the roll call vote: all present – aye.

There being no further business to come before the Commission, the same on motion adjourned at 7:14 p.m.

Chair

Executive Secretary